

SECTION 1
RESIDENTIAL DISTRICTS

7.01 **SF-5 - SINGLE FAMILY RESIDENTIAL DISTRICT - 5**

7.02 **GENERAL PURPOSE AND DESCRIPTION:**

The SF-5, Single Family Residential District is designed to provide for a suitable residential environment for family life on parcels of land smaller and more compact in size, having a minimum lot area of seven thousand (7,000) square feet, while limiting the uses to single-family residences and their community services and facilities.

7.03 **PERMITTED USES:**

A. Uses permitted in the SF-5 District are outlined in Article II, Section 3

7.04 **AREA REGULATIONS:**

A. **Size of Yards:**

1. **Minimum Front Yard** - Twenty-five feet (25')
2. **Minimum Side Yard** - Seven feet (7'); fifteen feet (15') on corner lot adjacent to side street
3. **Minimum Rear Yard** - Twenty feet (20')

B. **Size of Lots:**

1. **Minimum Lot Area** - Seven thousand (7,000) square feet
2. **Minimum Lot Width** - Sixty feet (60')
3. **Minimum Lot Depth** - One Hundred feet (100')

C. **Minimum Dwelling Area** - One thousand eight hundred (1,800) square feet, see Article IV, Section 9.02. (This requirement applies to properties where a final plat has not been approved by February 2, 1999.)

D. **Maximum Height** - Two and one-half (2½) stories no greater than forty (40) feet

E. **Maximum Lot Coverage:** Forty-five percent (45%) by buildings including accessory buildings

F. **Parking Regulations:**

1. **Single Family Dwelling Unit** - Two (2) spaces on the same lot as the main structure
 - a. See Off-Street Parking and Loading Requirements, Article IV, Section 4

G. **Other Regulations**

1. Accessory Building and Use Regulations, Article IV, Section 7
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5